



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 12/21/2010**

TOWN OF ARLINGTON  
MINUTES  
COMMITTEE MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
Tuesday, December 21, 2010

PRESENT: John Cole, Robert Jefferson, Suzanne Robinson, Bill Shea, Michael Boujoulian

ABSENT: Brian Sullivan, Mark Miano, Rob Juusola, Jeff Thielman

Guest: Ammondson Architects - S. Bodner  
Ammondson Architects - Eric Ammondson  
Simpson Gumper - G. Doelp  
Arlington Police Dept. - Captain Flynn

Meeting was called to order at 7:30 p.m.

### **Stratton School**

Committee approved an invoice from Fuss & O'Neill Environmental Company for testing to determine if PCB's are in the window caulking. The committee voted to have Turowski Architects proceed to 100% bid documents. John Cole and Mike Boujoulian are delegated to negotiate a price for the design of the curtain walls.

### **Highland Fire Station**

Committee approved the following:

Change order #19 for \$9,993.50, to upgrade the cupola.  
Change order #20 \$11,288.00, this covered extra wiring and conduit for the fire alarm system.

### **Community Safety**

Committee voted to increase the time to complete the weather proofing project until Feb 4, 2011.

The committee approved the following:

Change order #13, \$4,590.00 for painting and electrical work in the gun storage area. Change order #15 \$992.00, to test clean a section of the garage roof.

### **Notes from Ammondson Architects:**

**Phase 1**

1. E. Ammondson distributed copies of Chapman's 12/21/10 schedule and site logistics plan. Due to delay of delivery of the pergola timbers, Chapman has requested a time extension until 2/4/10. Chapman is providing temporary heat to areas of waterproofing still being completed. With the exception of the pergolas, the balance of the project should be substantially complete by the end of the first week of January.

2. Change Orders. The PTBC took the following actions on change orders:

CO 13 shooting stalls painting and electrical work. Approved in amount of \$4,590

CO 14 added electrical outlet on plaza. This is being performed as T & M and is estimated NTE \$1,600. No action taken.

CO 15 chemical cleaning of garage ceiling and walls. This is a per diem rate of \$992 to remove stains from prior leakage. Approved for one day; work to be reviewed by Ammondson.

CO 16 credit for sealing of pergolas. No action taken. The PTBC wants Chapman to perform this work.

CO 17 contract time extension. Approved to 2/4/11 with no increase in contract sum.

3. Review of construction issue regarding installation of PVC drainage pipes in below ground planters. The planters have already been filled with soil and plant material. Ammondson and SGH gave an overview of a construction discrepancy between the SGH details and the actual installation. SGH noted that Chapman agreed to provide a \$3,000 credit and extend their warranty in case there is any soil seepage into the drainage pipes. SGH noted there is no concern over waterproofing of these areas and that several tests have not shown any evidence of soil seepage into the pipes. The PTBC directed SGH to have Chapman remove plantings and soil as necessary and to install the components as per SGH's detail.

**Phase 2**

1. E. Ammondson gave an overview of the Schematic Design draft report. The PTBC requested the four phases be renamed to 2a, 2b, 2c and 2d. Ammondson to revise the executive summary to make it a stand alone document for distribution to the Capital Planning Committee. There needs to be a comparison of the findings and budget from the 2006 study and the differences in this report. The budget needs to be revised to include an owner's cost of 6% for soft costs.

2. M. Boujoulian suggested removing the Kalwall skylight and curtainwall in the atrium and infilling these areas with lesser cost materials in order to reduce the Phase 2a project cost. It was agreed that this sort of redesign was beyond the scope of this project. We reviewed the scope of Phase 2a (exterior envelope repairs). It was agreed that Ammondson should add more information to the report summary to help give an understanding of the need for the exterior envelope repairs. Ammondson to revise the report and issue it in time for the 1/4/11 PTBC meeting.

**Stratton School Phase 2**

Cost estimate Daedelus Projects 60% Cost Estimate based on Dec 6 Set was presented

Scenario Construction \$ Project \$

A)-Base bid + all additional items 1,670,055 2,040,126

B)- Exclude Alternates 4,5,6, 1,562,360 1,932,301

C)- Exclude Alternates 1,2,3,4,5,6 1,332,556 1,702,627

These numbers include T2 allowances for upgrades for condensing boiler and interior storm windows if windows are not replaced, as well as limited PCB remediation. (No allowances for PCB's in soils or adjacent materials. Scenario C is within the appropriation if there are no Substantial Additional Costs associated with PCB's and if an additional \$200,000 appropriation is passed in a Spring Town Meeting.

Alternates: T2 prepared a list of alternates shown on the 60% Design Spreadsheet for consideration in order to ensure that the bid package meets budget requirements. The exact order of Alternates will be decided at an upcoming meeting.

PCB's: Air quality testing and Source testing was completed at the Stratton School. There are no air quality issues.

PCB's above 50PPM were detected in caulk associated with 1966 windows (41 of 107 windows), but not in caulk associated with 1960's windows. Trace amounts and amounts below 50ppm but above 1ppm were also detected.

Before cost estimates can be prepared additional testing is required. EnviroScience is finalizing report but has submitted a proposal for further testing and abatement planning consistent with EPA requirements. EPA must be notified of PCBs above 50ppm and approve the abatement plan. Enviro Science proposes to sample over Christmas, develop "typical" specification for bid and EPA submission. If EPA requires amendments they can be executed by addendum or Change order depending on timing.

Boiler: T2 and GGD had a conference call with Suzanne Greene December 13. Notes are attached. Since Arlington is going to the Stretch Code the boiler can not be the Patterson Kelly thermific per earlier budget meetings. Suzanne and Bill will submit formal review comments by remain (copy to [d\\_hippolito@g-g-d.com](mailto:d_hippolito@g-g-d.com)) MSBA Reimbursement: Diane

Johnson, Peter Turowski and Bonne DeSousa had a conference call with Bill Cross of MSBA on Dec 10. Submission process is underway. Expenses associated with Hazardous materials can be reimbursed.

Stratton Elementary School Improvements Phase1

Changeover for electric service to occur December 27

BD has received copy of signed roof warranty and has forwarded to Mark Miano for review/acceptance

December Application for Payment will seek release of some or most retainage

Subsequent to the meeting an unforeseen condition was raised by the electrical contractor. T2 anticipates a PCO to be delivered in the next days

Action Items

1. Authorization to Proceed to 100% and bidding was approved
2. Order of Alternates will be determined at next meeting.
3. Phase 1 Change Order was initialed
4. Additional services for PCB testing was authorized in the amount of
5. Additional services for curtain wall design and CA were approved pending approval of additional services proposal to be reviewed by John Cole and \_\_\_\_\_ Peter Turowski to provide proposal.

Minutes approved for 12/14/10.

Adjourned at 10:15 p.m.

Respectfully submitted,  
Bill Shea